



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:45:12
Page 1

Assessment Data					Primary Image									
Account	660101635													
Parcel ID	000000000-0000415-003-0005													
Cadastral ID	30-21-16-12730													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	85 - CLRM SD-VERD TOWN/FIRE													
Name ID	342107													
HUGGINS, FELICIA ANNETTE & STEVEN MICHAEL														
10175 E KATHY ST CLAREMORE OK 74019-0000														
Parcel Location														
Situs	10175 E KATHY ST													
Subdivision	KING RIDGE III													
Lot/Block	0005 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	30 / 21 / 16 / 5													
Neighborhood	1109 - R-V03-SW VERDIGRIS													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.27257407 -95.64805487														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R19 45</td> <td>R20-NEW 1554 SQ FT SFR</td> <td>07/2019</td> <td>12/2019</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 45	R20-NEW 1554 SQ FT SFR	07/2019	12/2019	100,000
Number	Description	Opened	Closed	Amount										
R19 45	R20-NEW 1554 SQ FT SFR	07/2019	12/2019	100,000										
LOT 5 BLOCK 3 KING RIDGE III														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	BEASLEY, WILLIAM & KAYLEIGH	07/21/2023	237,000	YES					
					/	RC VERDIGRIS LLC	11/14/2019	157,500	YES					
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2024	Land Value	47,040	47,040	11%	5,174	Assessed	26,754	2,920.78					
Year Frozen		Improvements	196,178	196,178		21,580	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	243,218	243,218		26,754	Total Taxable	26,754	2,921.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660101635	HUGGINS, FELICIA ANNETTE &	85	235,308	0	25,883	2,825.00							
2024	2024-660101635	HUGGINS, FELICIA ANNETTE &	85	237,132	0	26,085	2,680.00							
2023	2023-660101635	HUGGINS, FELICIA ANNETTE &	85	198,588	1000	18,348	1,880.00							
2022	2022-660101635	BEASLEY, WILLIAM & KAYLEIGH	85	200,447	1000	17,785	1,840.00							
2021	2021-660101635	BEASLEY, WILLIAM & KAYLEIGH	85	165,797	1000	17,238	1,710.00							
2020	2020-660101635	BEASLEY, WILLIAM & KAYLEIGH	85	163,279	1000	16,961	1,738.00							
2019	2019-660101635	RC VERDIGRIS LLC	85	3,987	0	439	46.00							



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 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.188		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,190.00 x 5.74 = 47,040		
Factor Value			
Adjustments	1.0000		
Lot Value	47,040		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,564 / 1,564
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,564
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	210,982 134.90 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	195,660 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	196,178		
Lot Value	47,040		
Indicated Value	243,218	155.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,218	155.51	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.89	Total Misc Impr	+ 3,106
Roofing Adj	+ 4.47	Garage Cost	+ 11,525
Subfloor Adj	+ -1.15	Total RCN	= 206,503
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 10,325
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,178
Adj Base Cost	= 122.68	Lot Value	+ 47,040
Total Area	x 1,564	Indicated Value	= 243,218
Adjusted Cost	= 191,872	Value Per SqFt	155.51

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143174	14x10		140	10.51		1,471
PRCH	SLAB PORCH - COVERED	143176	68		68	24.05		1,635

